

1 **Minutes of the North Logan City**  
2 **Planning Commission**  
3 **Held on May 3, 2012**  
4 **At the North Logan City Library, North Logan, Utah**

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7 The meeting was called to order by Mark Hancey at 7:01 p.m.

8  
9 Commission members present were: Brett Robinson, Mark Hancey, Geri Christensen, Chris  
10 Nelson and Brad Crookston.

11  
12 Others present were: Travis Taylor, Matthew Wood, Vern and Nancy Ashcroft, Wayne and Diane  
13 May, Chester Redd, Susan and Dan Broschinsky, Connie and Brent Allred, George Marshall,  
14 Merritt Floyd, Dave and Hazel Manning, Glenn Biddulph, Susan Biddulph, Carlos F. Anderson,  
15 Bill Heaps, Deon Heaps, Shame Summers, Jeanine Anderson, Steven Moore, Bethany Harris,  
16 Jennifer Cox, Brian Cox, Stephen Funk, Kathie Wessels, Ward Wessels, Lyman Stevens,  
17 \_\_\_\_\_(illegible), Emily and Aaron Stoker, Michelle Yost, Helen Warnick, Christie Hansen,  
18 Susa Peck, Nancy Jensen, Eric Hansen, Lori Watts, T. \_\_\_\_\_(illegible), DeeAnn Wood, Hugh  
19 Smith, Carol Sti \_\_\_\_\_(illegible), Brian Chambers, Tracy Walker, Gavin Walker, Kenneth  
20 Becker, Damon Cann, Daniel Ewert (?), Stacey Pugh, Lloyd Berentzen, David Fausett, Orin  
21 Midzinski, Mont Robinson, Lori Robinson, Lynette Pettit, Lynne Pettit, Clay and Michelle Slade,  
22 John Gilbert, Ron Ac \_\_\_\_\_(illegible), Shanna Duke, Jennifer Beach, Doug Beach, Kevin  
23 Duke, Joan Cartwright, Shufang Tao, D \_\_\_\_\_(illegible) Schullman, Clint Field, Craig  
24 Cartwright, David Higbee, Shane Falslev, Kristen Anderson, Moises Diaz, Jocelyn Midzinski,  
25 Scott Bennett and Marie Wilhelm.

26  
27 The Pledge of Allegiance was led by Chris Nelson.

28 An invocation was given by Brett Robinson.

29  
30 **Adoption of Agenda**

31 *Geri Christensen made a motion to adopt the agenda as presented. Brett Robinson seconded*  
32 *the motion. A vote was called and the motion passed unanimously.*

33  
34 **Approval and Follow-up of Minutes for April 19, 2012 Planning Commission Meeting**

35 *Brett Robinson made a motion to approve the minutes as presented. Brad Crookston seconded*  
36 *the motion. A vote was called and the motion passed unanimously.*

37  
38 **Follow-up**

39 Nothing at this time.

40  
41 **New Business**

42 **Consideration of a conditional use permit for a home-based business providing music instructions**  
43 **to a group of more than four students per class. (Bethany Harris – Musik And Me LLC)**

44 Cordell Batt presented the item. He discussed the reason for this request coming before the  
45 Planning Commission, which is that there are going to more than four students at one time in the  
46 home. He reviewed the information in the report with the commission. Parking was briefly  
47 discussed. Brett Robinson asked about the hours of operation. Mrs. Harris said the class hours  
48 would most likely be between 9 to 2, on various days of the week.

49 Geri Christensen asked if she spoke to the neighbors about this. Mrs. Harris said one neighbor is  
50 gone and the other one stated that they did not mind her doing this.

51 Mrs. Harris answered various questions about the situation from the council. Referring to a  
52 question regarding class size, she said that the most students she has ever had in a class at one  
53 time is five.

54  
55 *Brett Robinson made a motion to approve the conditional use permit including staff's*  
56 *recommendations made in the staff report. Geri Christensen seconded the motion. A vote was*  
57 *called and the motion passed unanimously.*

58

59 Consideration and recommendation of the Development Plan/Agreement and Plat for The Cove  
60 at North Logan, a mixed-use townhome project located at 400 East and 2200 North. (North  
61 Logan Townhomes LLC)

62 Cordell introduced the item and reviewed the information in the development report and oriented  
63 those in attendance to the site. He explained that this is a townhome project with 64 units, to be  
64 built on this five-acre parcel, which is in a mixed-use general zone. He said the concept plan was  
65 approved by the City Council at a previous meeting, and further explained some of the items that  
66 were discussed at that approval. He further explained what takes place during the development  
67 plan phase, and how this is different than the process for a subdivision. He further listed  
68 what items are being required, as stated in the staff report.

69 Mark Hancey asked if the development agreement and associated plans had been put on the  
70 [City's] website, and Cordell said no, and explained that that is not typically done.

71 Cordell further outlined the items in the staff report. He explained all of the departments that  
72 review the plans, and that the developer made some changes per the Engineering Department's  
73 request. Cordell said he feels the number of trees shown on the Landscape Plan is not sufficient,  
74 and feels there should be much more for this area. He also said the building sidewalk along the  
75 south edge of the property needs to tie to the property line sidewalk trail, for better connectivity to  
76 the future City Center, which he explained further.

77 Mark said even though this is not a public hearing, he invited those in attendance to speak and  
78 discussed how to manage that.

79 Mark Hancey said he was contacted by Deanne Wood and mentioned the document she passed  
80 out to the area residents regarding the situation, and the meeting taking place tonight.

81

82 Christie Hansen explained that she lives on 600 East, just north of 2200 North. She said she is  
83 typically watchful about reviewing information available regarding upcoming projects and  
84 meetings, but the information from the City regarding The Cove, only stated that it was to be  
85 located on the 2200 North and 400 East, but that it never clarified which corner the project was  
86 going to be placed on. She also referred to the most recent zoning document, and said the canal  
87 that was on the east end of the picture that Cordell Batt [displayed for this project] shows a  
88 mixed-use zone abutting an RE-1 zone. She said if she was in an RE-1 zone, she would not  
89 want townhomes or apartments in her backyard. She said the citizens rely on the Planning  
90 Commission to take everyone's best interests to heart. She said citizens would assume that the  
91 City is going to graduate the development between the mixed-zone and the residential, in order to  
92 protect the RE-1 citizens and their investments. She said what is being proposed is not in  
93 harmony with that.

94

95 Carlos Anderson said he lives on 600 East and is the only home south of 2200 North, on the west  
96 side. He said he is on four acres of RE-1. He said the information coming from the City about  
97 this project or upcoming meetings never described which corner this project was going to be on.  
98 He also said he felt that there are big "holes" in the City's Development Plan checklist. He asked  
99 why capacity in schools was never considered in this and said schools are over-burdened. He  
100 said as a tax payer, he is tired of seeing his taxes go up for new schools; after a developer comes  
101 in and develops something, and then walks away without any responsibility for it. He said we, as  
102 taxpayers "get stuck with the bill" and that is a "big gripe" with him. He also asked, with this  
103 particular plan, where the snow is going to go. He said that is going to be a major problem. He  
104 also asked where the children are supposed to play, as there are very limited spaces for the  
105 children. He asked whether the sewer access is big enough; and said it is unknown, because it is  
106 not part of the checklist. He said he feels the City should add to the checklist and then put it out  
107 to the populace for approval.

108 Mark Hancey asked Cordell what the process is for looking at the sewer infrastructure  
109 requirements.

110 Cordell said the plan is reviewed by the Utilities Department, which was done in this case.

111 Mr. Anderson said that on his property, there is a fifteen-foot drop from 600 East to the "Twin  
112 Canals"; and that the reason there was no basement put in his home is because he would be  
113 below the sewer line. He said the City should be aware of this.

114 Mark Hancey said the Engineers review this type of issue.

115 Mr. Anderson also mentioned that the water table is very high in this area.

116 Mark said this has also been addressed.

117

118 David Fausett said he lives on 600 East and 2160 North. He said he is fairly new to the area, and  
119 moved from an area near 1200 North and 200 West in Logan, which is said is one of the most  
120 densely populated areas of the valley. He said he is not necessarily urging the City Council to  
121 pass this, but he wants them to make sure that some of the concerns are warranted. He referred  
122 to the concern about children crossing 2200 North; and said where he lives, children already have  
123 to cross that street, and said he is not aware of any accidents that have taken place. He said he  
124 would hope that with the additional increase in residents there, a crosswalk, with maybe a  
125 flashing school zone light and a crossing guard could be placed there; and said that would make  
126 it a safer intersection for the students than it is now. He referred to another concern about the  
127 cars going "in and out" and said in the five years he and his wife lived in the Logan neighborhood,  
128 there was never an accident or even a "fender bender". He said children often played in the  
129 parking lot, and there was not even a single accident. He mentioned the concern about high  
130 quantities of snow; and explained that in their Logan apartment, snow was moved to a couple of  
131 open parking stalls and was not an issue. He said he and his wife looked into building a home,  
132 but that buying was cheaper. He said he knows family and friends who cannot afford to purchase  
133 a home, and are staying in apartments and townhomes.

134 Mark Hancey said one of the things the City does is review and determine its housing stock, and  
135 it was determined that North Logan has excess housing stock capacity for low or moderate  
136 housing for the next eight years; and *that* is if not another development goes in.

137 Mr. Fausett said he encourages everyone to review the issues and make sure they are  
138 warranted, before a decision is made on this project.

139

140 Steven Moore said he lives at 730 East 2160 North. He said when he moved to North Logan, he  
141 enjoyed the rural nature of North Logan. He said his concern is that the block between 600 East  
142 and Main Street, and 2200 North to 1800 North, is not going to have any sense of rural nature, at  
143 all. He referred to the Four Seasons complex going in currently, which has 250+ units; and said it  
144 is his understanding that there are a total of 750 units planned for the development between 2200  
145 North and 1800 North, and between Main Street and 200 East.

146 Mark Hancey asked him where he heard that, and Mr. Moore said Brian Chambers gave him that  
147 information.

148 Mr. Moore said when he heard that 200 East was going to be a City Center with mixed-use, it did  
149 not seem that high-density residential is what a City Center is; and is also not mixed-use. He said  
150 he wanted to reiterate the point that a transitional nature between RE-1 is low density; and there  
151 should be a better transition. He said we need to preserve the rural nature of our community and  
152 not get into high density.

153 Mark said it is 11.6 units per acre. He said RE-1 is one unit per 10K-30K square feet; and this is  
154 one unit for every 3600 square feet.

155 Mr. Moore said that is high.

156

157 Jennifer Beach said she is the president of the PTA at the Greenville Elementary School, and that  
158 it is her job to advocate for the children there. She asked where the sidewalks are going to be  
159 located, which Cordell explained. He said the development requirements state that the  
160 developers have to put in the sidewalk along the front of their project on 400 East.

161 Mark said he has not seen the issue of getting the kids across the street, addressed.

162 Mrs. Beach said that the sidewalk does not go along 400 East to Greenville Elementary. She  
163 said the roundabout that will be on that corner is a concern. She said she works on the Safe  
164 Routes to School Committee, and that currently, there are no sidewalks on 2200 North, 400 East,  
165 or 600 East, which she said is a huge concern.

166 Mark Hancey asked if a safe routing analysis had been done for this project.

167 Cordell explained that typically, when a project goes in, and after a better determination of how  
168 many children might be living in the development; the Safety Committee meets and works with  
169 the school to review the routes, and determine whether there is a need for sidewalks.

170 Mark Hancey said one of the aspects of the mixed-use is that the Planning Commission is  
171 required, prior to approval, to address the impact on transit and mobility, as part of the  
172 development plan.

173 Cordell said that a traffic study had been done.

174 Mark and Cordell discussed this further, and Mark questioned the sufficiency of the traffic study  
175 here.

176 Mrs. Beach further explained that she is very concerned about having a roundabout where  
177 children are crossing the street, *in* the roundabout. She asked if there was a representative from  
178 the school district who sits on the Safety Commission [that Cordell mentioned above], and said  
179 that Greenville's principal does not sit on that committee. She referred to the high density near  
180 Bridger Elementary School, and said that the principal there stated that he has a 60% turnover  
181 rate at the end of each school year. Per a question from Geri Christensen, Mrs. Beach described  
182 the typical routes the children take to Greenville and further explained the problems with them.  
183

184 Marilyn Israelsen explained that she has lived in the area for a long time and that their family was  
185 the first house on 2200 North. She said she cannot understand why, when people are elected to  
186 a city council, they have to change our way of life without even consulting us.

187 Mark Hancey said he did not feel that the City is doing that; and the property owners are  
188 changing their use, and the City's job is to craft ordinances that address those concerns. He said  
189 when the ordinances are being drafted, the Planning Commission needs input, rather than not  
190 having any citizens attend, which is typical.

191 Mrs. Israelsen asked, that "other than the fact that somebody had some land and sold it to  
192 somebody that wanted to make a lot of money", why we have to have all of these apartments on  
193 2200 North.

194 Mark Hancey explained that everyone has a different vision for that area of North Logan, and that  
195 some want high density, while others want it to remain rural; and reiterated that that the City  
196 needs more citizen input.

197 Mrs. Israelsen said most of the people who have lived in the City for a while really enjoy the rural  
198 atmosphere, which should be a big consideration. She discussed this further and said she is not  
199 happy with this situation.  
200

201 Brett Robinson reminded those in attendance that the members of the Planning Commission are  
202 *appointed* by elected officials, but are not elected [as they are on the City Council], as had been  
203 mentioned by some of the speakers. He also mentioned that a lot of the planning for the City  
204 Center has been in the planning stages for at least the last six years.  
205

206 Mark reiterated that the choice to be made by the Planning Commission on this item is either a  
207 positive or negative recommendation, which then goes to the City Council for them to make a  
208 decision.

209 Mark discussed the problem with not getting citizen input, including that only two people in the  
210 audience said that they filled out the City survey when asked. He discussed this further.

211 Cordell mentioned that the City Center was in discussions at least eight years ago, and the  
212 mixed-use ordinance was passed in 2007.

213 Mark explained that the purpose of a mixed-use ordinance is to allow a developer and the City to  
214 work together to develop a plan that is unique to a piece of property. He explained this further.

215 Per a question from the audience, Mark read the definition of the mixed-use ordinance. He said  
216 the developer is entitled to build, provided it is in compliance with the City's ordinance, which the  
217 Planning Commission has to determine, as well as whether they have enough information to do  
218 so.  
219

220 Jocelyn Midzinski said that she lives on 2200 North and 700 East. She said they moved to North  
221 Logan because of its lower density, and that she does not want it to become more populated  
222 here.  
223

224 Janine Anderson said she kept the April 2011 [2012?] North Logan City newsletter and said there  
225 was a little blurb about the Four Seasons development in there, and asked if there had been

226 anything in the newsletter about this development. She said she did not see anything about it in  
227 either the April or May newsletters. She said it would be very helpful if this information was  
228 included in the newsletters. She had some further questions that Mark Hancey explained to her.  
229 She said this project says it is to be mixed-use, but is only residential.

230  
231 Brett Robinson read part of the zoning ordinance to those in attendance. Mark discussed this  
232 further.

233  
234 George Marshall said he lives on 2186 North 600 East and said he read an editorial regarding a  
235 truck stop being proposed for Wellsville. He discussed the truck stops that were built at the south  
236 end of Nephi, 25 years ago, and described the crime that exists because of them being built. He  
237 discussed that there is a lot of growth occurring in the colleges and universities of Utah,  
238 particularly Utah State University; and said the research park is right in the heart of North Logan.  
239 He said he would hope that a lot of thought goes into what is going to be developed in the City  
240 Center and the community.

241  
242 Monte Robinson said he has lived in North Logan his whole life and watched it grow from two  
243 wards to what it is now. He said he has watched the development take place here, including the  
244 Cliffside area, without any of the necessary infrastructure to take care of all of the development.  
245 He referred to the Four Seasons development and said it has been built so close to the road, and  
246 said the developments are encroaching so close to the easements. He said there is no way of  
247 stopping development in North Logan, but he is very concerned about the infrastructure and said  
248 he encourages the Planning Commission to consider that. He discussed the need for arterial  
249 roads. He also discussed the roundabout and that some people have difficulty driving through  
250 them, and said children would have a difficult time *crossing* through them.

251 Mark concurred and explained briefly.

252  
253 Geri explained to the attendees that the Planning Commission *is* listening and is taking their  
254 comments into consideration. She also said that the City has done a lot of work and research  
255 into making these decisions; that they were not made quickly

256  
257 Steven Moore asked whether Chief Hawkes had been consulted on this in terms of the impact of  
258 the additional police protection that will be needed; and further stated that it is his understanding  
259 that high density housing is more prone to crime.

260 Per a question from Mark, Cordell said that Chief Hawkes is aware of all of the development that  
261 takes place in North Logan.

262 Mr. Moore referred to the first agenda item at this meeting [a conditional use permit for home  
263 music instruction] and said the Planning Commission asked the applicant if she had contacted  
264 her neighbors about whether they knew of her potential business. He said the issue that has  
265 been raised at this meeting is that the citizens seem to be unaware that this development has  
266 been proposed, and said the Planning Commission is blaming the citizens for not looking at the  
267 website. He continued with some derogatory, personal comments directed at the developers. He  
268 also stated that he does not believe that this development goes along with the definition of the  
269 mixed-use ordinance that Brett Robinson read aloud; and said his recommendation is that the  
270 Planning Commission denies this based on what Brett read.

271  
272 Travis Taylor said that what he has heard at this meeting is the kind of thing he has heard a lot of  
273 throughout his career. He hears the citizens and their feeling like they're not being notified  
274 properly and are not involved in the process; and said he is also is aware of the frustration from  
275 the Planning Commission for all the work they put in with considering the zoning and all of the  
276 other aspects, without having really any input from the citizens. He said these are common  
277 occurrences everywhere. He said this zone, which apparently no one likes, has been in place  
278 since 2005. He said the zoning map has been published all that time and has been available and  
279 readily accessible. He said they did not come in with a rezoning; that they came in proposing a  
280 project that is in compliance with this zone. He said they have believed they were in compliance,  
281 and that when they brought the concept plan in, the Planning Commission and the City Council  
282 agreed with it, and approved the concept plan that they put before them. He said they have  
283 moved forward with that approval and have done things that were required of them to go to the

284 next step; and have complied with the approval of that concept plan.

285 Mark Hancey said the job of the Planning Commission is to determine whether the developers'  
286 plan is in compliance with the ordinances.

287 Travis Taylor said that approval is why they moved forward with this development, and said they  
288 worked with staff and provided all of the studies and information required of them. He also stated  
289 that this is not an apartment complex, they are individually owned townhomes; and said these  
290 people will be your neighbors, the kids will be going to school with your kids, etc. He said they  
291 have provided more than what was originally required for the layout and design of this, in order to  
292 be in compliance with the City Center requirements, and have done considerable redesign to get  
293 in alignment with that. He said they would appreciate the Planning Commission's consideration  
294 and approval, and the ability to move forward.

295 Someone from the audience asked about mixed-use and asked whether every developer can  
296 bring in a high density apartment for approval if it complies with mixed-use.

297 Mark Hancey said that was the concern he had with the Four Seasons development, and said he  
298 does not think that we, as a City, have articulated the exact number of densities and capacities  
299 we want in the City Center. He said we know we have an "excess capacity" until at least 2020.  
300 He explained further and said we have the ordinance, and that if a developer satisfies the  
301 requirements of the ordinance, it must be approved; and if they developer does not satisfy those  
302 requirements, the approval must be denied. He discussed this further.

303  
304 Mayor Lloyd Berentzen said he spoke to Ms. [Deanne] Wood last night, and commented on how  
305 many people she was able to draw to the meeting in terms of community interest. He said he  
306 wanted to acknowledge the Planning Commission for how hard they work. He said there are two  
307 main issues; one is the development, and the other is the mixed-use zone as a whole, and where  
308 that zone should be, as the City moves forward. He said there are some concerns regarding this  
309 development; and that according to the ordinance, every development has to have a mixed-use  
310 component, but this development only focuses on housing. He said as he understands this  
311 better, there has to be some other things that are drawn into this development; and that as other  
312 developments are proposed, they have to include that, as well. He said he does not blame the  
313 developer, as they are simply working with the existing zoning. He further explained the City's  
314 original vision for the City Center. He said the discussion [on the City Center] needs to continue  
315 and wants the interest [from the citizens] to continue, as well.

316 Geri Christensen discussed some of aspects of the City Center that are very attractive and  
317 "neighborhood friendly".

318 Mark Hancey explained the approval process for a project, and said they have to make a decision  
319 based on whether all aspects of the project comply with the code.

320 Brett Robinson said he does not feel that the developers have demonstrated the relationship  
321 between the development and the City Center, based on the language of the ordinance; and also  
322 said that this project may work better in another location.

323 Mark explained the process further and how the decisions are made according to the ordinance;  
324 and discussed what items are not included in the packet in order to make an informed decision.

325 Brett also referred to the traffic study and said he does not feel that it is sufficient. Mark agreed.

326 Chris Nelson said he participated on Envision Utah 2005 for North Logan City and has been part  
327 of many discussions since then for the City regarding zoning, planning, the City's vision for the  
328 City Center, etc; and has had extensive interaction with various City Council as designs have  
329 been proposed and how they relate to the entire community. He said that his reading of this  
330 ordinance tonight as it relates to mixed-use, focuses on the fact that a mixed-use has to  
331 incorporate two or three elements of a mixed-use process and said, as he understands it, this  
332 project does not include those two or three elements. He said, based on the rules, his  
333 interpretation is that we either don't have enough to make a decision, or it does not comply.

334 Mark Hancey recommended deferring the decision and giving the developers the opportunity to  
335 work on this, and potentially amend or supplement their packet. He discussed this further.

336 Cordell mentioned that they have done future planning for this area and it is being brought to the  
337 Planning Commission. He said the mixed-use ordinance, as it is currently, has been revised a  
338 couple of times; and further explained how it has changed. He explained that one of the changes

339 included having specific percentages making up the mixed-use, and was originally written in favor  
340 commercial vs. residential, and that there was a minimum of residential proposed. He said that it  
341 became apparent that that did not work well, and that the "percentage" aspect was removed from  
342 the ordinance. Cordell explained this further.

343 Mark asked Cordell if staff and the developer could put together another staff report which  
344 addresses the additional questions that the Planning Commission has to answer, under mixed-  
345 use, with what they have; and Cordell said that is what they would have to do.

346 The Planning Commission continued to discuss how to proceed and agreed to defer the decision  
347 in order to address the concerns raised, which accurately reflects the requirements of the  
348 ordinance.

349 Cordell said he thought it could be on the agenda for the next Planning Commission meeting,  
350 May 17<sup>th</sup>.

351 Brett stated that there needs to be an understanding that if a City Center is wanted, there has to  
352 be "rooftops" (i.e., residential), in order to attract the commercial.

353 The Planning Commission continued their discussion. Mark discussed the necessity of  
354 considering the "human component" in all of this and how development affects the surrounding  
355 community.

356 The Planning Commission agreed to table this until the May 17<sup>th</sup> Planning Commission meeting,  
357 taking place in two weeks.

358  
359 *An intermission was called for at 8:45 p.m.*

360 *The meeting was resumed at 9:06 p.m.*

361  
362 **Set Next Agenda and/or Discussion**

363 Mark and the Planning Commission briefly discussed the General Plan Housing Element and the  
364 Planning Commission's policies and procedures, and the changes Mark made on these and sent  
365 to the commission. The commission agreed to have them brought back to the next meeting for  
366 review.

367  
368 *It was determined that, due to the late hour, the following three items originally scheduled on the*  
369 *agenda for this meeting, would be postponed until a future meeting:*

370 ~~Continued discussion of changes to the Transportation Master Plan Map.~~

371 ~~Continued discussion of Planning Commission's Policy and Procedures.~~

372 ~~Consideration and recommendation of the General Plan Housing Element, revised per the~~  
373 ~~combined Planning Commission and City Council workshop.~~

374  
375  
376 *Geri Christensen made a motion to adjourn the meeting. Brett Robinson seconded the motion. A*  
377 *vote was called and the motion passed unanimously.*

378  
379 The meeting adjourned at: 9:10 p.m.

380  
381  
382 Approved by Planning Commission: May 17, 2012

383  
384 Transcribed by Marie Wilhelm

385  
386 Recorded by   
387 Scott Bennett/City Recorder

388